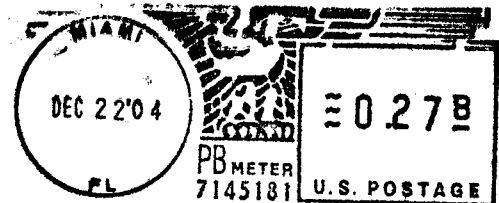


MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2004000431 C10 2197
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

K4JFSMS

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-431
APPLICANT NAME: 6425 CORP.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO SEMI-PROFESSIONAL OFFICE DISTRICT AND TO PERMIT AN OFFICE BUILDING SETBACK LESS THAN REQUIRED FROM PROPERTY LINES.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6425 S.W. 24 STREET, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.257 ACRE

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1242 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
WEST MIAMI MIDDLE SCHOOL
7525 SW 24 STREET
MIAMI-DADE COUNTY, FL

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

22004000431 C10 2197
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

RESORTED
FIRST CLASS

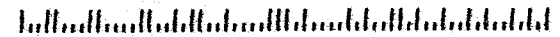


02 1A
0004380662
DEC 22 2005
\$ 00.27⁸
MAILED FROM ZIP CODE 33128

Z2004000431 BCC 2199

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

JAU18M5 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-431
APPLICANT NAME: 6425 CORP.

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #10, WHICH DENIED THE FOLLOWING:
THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO SEMI-PROFESSIONAL OFFICE DISTRICT, TO PERMIT AN OFFICE BUILDING SETBACK TO BE LESS THAN REQUIRED FROM PROPERTY LINES, TO WAIVE ZONING REGULATIONS ON FENCE HEIGHT, DEDICATION WIDTH, AND DISSIMILAR LAND USE BUFFER ON THE INTERIOR WEST SIDE OF THE PROPERTY.

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.
LOCATION: 6425 SW 24 STREET (CORAL WAY),
MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 0.257 ACRE

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1242 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 01/26/2006
THURSDAY
TIME 9:30 AM

Z2004000431 BCC

2199

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

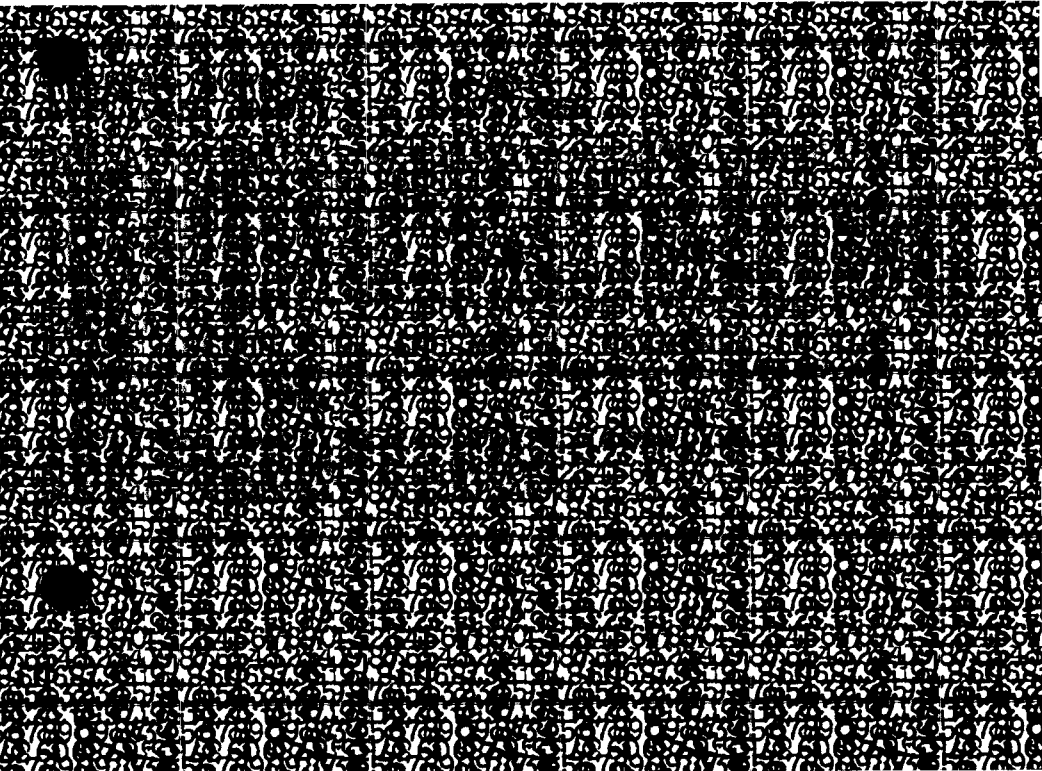
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



02 1A
0004394702 SEP 09 2005
\$ 00.27⁸
MAILED FROM ZIP CODE 33128



Z2004000431 C10 2201
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

6*UFS15

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 04-431
APPLICANT NAME: 6425 CORP.

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM SINGLE FAMILY RESIDENTIAL DISTRICT TO SEMI-PROFESSIONAL OFFICE DISTRICT, TO PERMIT AN OFFICE BUILDING SETBACK TO BE LESS THAN REQUIRED FROM PROPERTY LINES, TO WAIVE ZONING REGULATIONS ON FENCE HEIGHT, DEDICATION WIDTH, AND DISSIMILAR LAND USE BUFFER ON THE INTERIOR WEST SIDE OF THE PROPERTY. PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

LOCATION: 6425 SW 24 STREET (CORAL WAY),
MIAMI-DADE COUNTY, FLORIDA.
SIZE OF PROPERTY: 0.257 ACRE

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE; HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974. FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOU ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING WILL BE HELD AT THE
WEST MIAMI MIDDLE SCHOOL
7525 SW 24 STREET
MIAMI-DADE COUNTY, FL

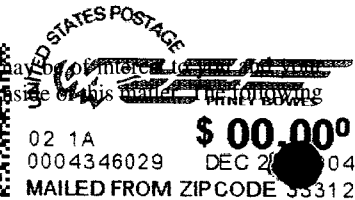
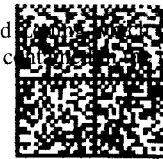
COMMUNITY ZONING APPEALS BOARD
DATE 10/11/2005
TUESDAY
TIME 6:30 PM

Z2004000431 C10 2201
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and the hearing will be held in your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained on this notice. This information is provided to assist you in determining if you want to participate in the zoning hearing process.



YOU are entitled to attend and to speak at the zoning hearing.

YOU may submit written letters or petitions in favor of, or opposing this hearing.

YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

YOU are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.

YOU cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.

YOU will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.

YOU may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

- Decisions of the Board of County Commissioners will become final unless appealed to the Circuit Court by an aggrieved party.
- The appeal period to file for Circuit Court runs 30 days from the date of transmittal of the resolution to the Clerk of the Board of County Commissioners.
- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

is notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

YOU are entitled to attend and to speak at the zoning hearing.

YOU may submit written letters or petitions in favor of, or opposing this hearing.

YOUR testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.

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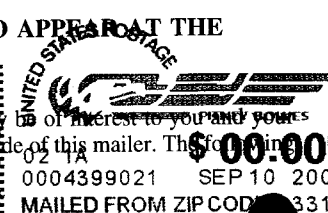
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APPLICANT: 6425 CORP.

6425 CORP. is appealing the decision of Community Zoning Appeals Board #10, which denied without prejudice the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, less the south 10' for road and the east 30' of Lot 15, less the south 10' for road, TAMIAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.257 Acre

RU-1 (Single-Family Residential)

RU-5A (Semi-professional Offices)

APPLICANT: 6425 CORP.

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LOCATION: 6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

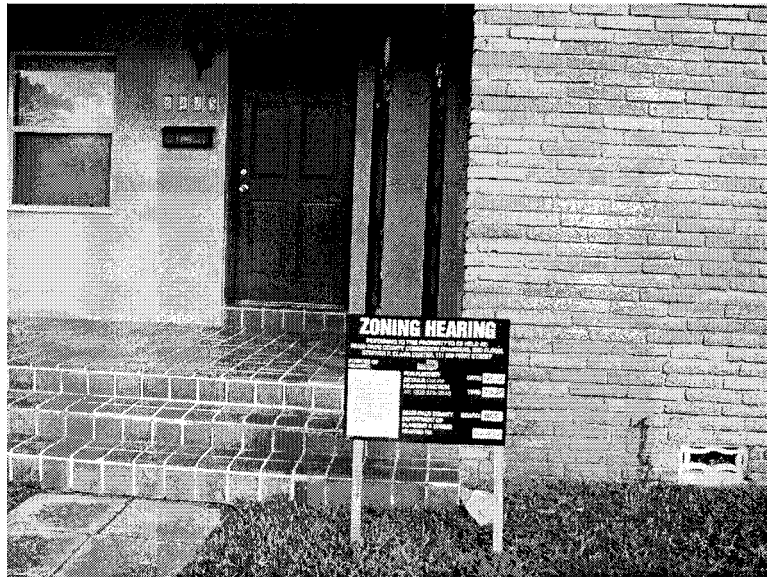
SIZE OF PROPERTY: 0.257 Acre

RU-1 (Single-Family Residential)
RU-5A (Semi-professional Offices)



Miami-Dade County
Department of Planning and Zoning

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000431

BOARD: BCC

**LOCATION OF SIGN: 6425 SW 24 STREET (CORAL WAY), MIAMI-DADE COUNTY,
FLORIDA.**

Miami Dade County, Florida

Date of Posting: 03-JAN-06

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

CLEVELAND THOMPSON

PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2004000431

BOARD: C10

LOCATION OF SIGN: 6425 SW 24 STREET (CORAL WAY), MIAMI-DADE COUNTY, FLORIDA.

Miami Dade County, Florida

Date of Posting: 21-SEP-05

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

PRINT NAME:

FELIX ACOSTA



Miami-Dade County
Department of Planning and Zoning

300

AFFIDAVIT FOR MAILING OF FINAL NOTICES

Re: HEARING No. Z2004000431

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

11/30/04

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Thomas Gomez

Date:

12/22/05

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

12/22/05

.....
To be retained in Hearing File

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 04-431 HEARING DATE 10/11/05

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: September 09, 2005

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

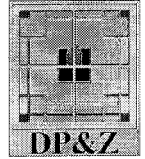
Signature: [Signature]
Date: 9-9-05

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 9/9/05



**Miami-Dade County
Department of Planning and Zoning**



AFFIDAVIT FOR MAILING OF PRELIMINARY NOTICES

Re: HEARING No. Z2004000431

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

11/30/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Deirdre Grant

Date:

12/22/04

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

12/22/04

To be retained in Hearing File

SPORTS FOR THE RECORD

BASKETBALL

COCONUT GROVE

The following are results from **Willy Guardiola's Pharm-Go-All-Pro Adult Basketball Leagues**. Games took place at Carver Middle School, Corporate A League.

● **First place:** Bilzin, Sumberg; **Second place:** No Conscience; **MVP:** Total Team Effort; **Bilzin, Sumberg:** Best Attitude; **ian Miranda (Continental Real Estate):** G-Sharp Award; **Mark Weinberg (No Conscience):** Mr. Hustle; **Riley Smith (Grove Boys):** Player/Captain of the Year; **Adam Lustig (Bilzin, Sumberg):** G-Sharp B League.

● **First place:** Publix All-Stars; **Second place:** The Wolverines; **MVP:** Delmar Wilson (Publix All-Stars); **Best Attitude:** The Publix All-Stars; **G-Sharp Award:** Armando Cuervo (Bacardi, USA); **Mr. Hustle:** Omar Antigua (Genovese, Job-love); **General Manager of the Year:** Desmond Tice (Publix All-Stars).

BOWLING

CUTLER BAY

The following are results from **Bird Bowl**.

● **Men's 300 Game:** George Litwin.

● **Men's Scratch:** Jack Exter 770, George Litwin 754, Rafael Delgado 746, Tony Acosta 735, Chad Brewer 733, Mike Kaczka 727, Rolando Vargas 727, Harold Harper 727, Carl Johnson Jr. 725, Gary Fox 718, Jerry Mugar 715, Jairo Hernandez 712, Kent Orner 706, Scott Johnson 703, Felix Castellanos 702, Mike Storey 701, Richie Omodeo Jr. 700, Carlos Baquero 700, Eric Smith 693, Carlos Forero 692, Dennis Buck 690, Michael Cepeda 690, Roger Boone 687, Rene Ramos 686, Richard Omodeo Sr. 684, Steve Delisi 683, Joe Neviers 679, Joe Pratt 678, Peter Loney 676, Ken Benedict 673, Richard Cheney 670, Raul Torrens 670, Henry Martinez 669, Wayne Graham 669, Elias Villalpando 664, Dan Miller 662, Carl Johnson Sr. 661, Jose Estevez 657, Jay Buzzard 654, Javier Cabrera 652, Jim Deleonardis 650, Michael Turner 648, Alvaro Prada 647, Phil Sanchez 646, Bruce Brown 645, Ron Thrash 644, Orlando Dearmas 644, Eric Spivey 641, Rey Falcon 641, Eddie Borges 639, Alberto Mestres 639, Charlie Lester 637, Manuel Garriga 637, Richard Smith 635, Dave Covert 635, Rolando Anton 632, David Smith 630, Tyger Polmar 630, Chad Brewer 629, Eric Smith 628, Peter Sautter 627.

ABOUT THIS FEATURE

- For the Record is a Herald sports feature that spotlights adult individual and league accomplishments.
- We rely on the directors and coaches of each league to send us the information for Sports Scene. We also accept photos, but we ask that everyone pictured be identified with a first and last name and the name of the team or park they represent. Pictures can be e-mailed to Jesse Bratter at jbratter@herald.com.
- The section is free and open to anyone. Fax adult sports results to Javier Saldarriaga at 305-671-4350.

● **Women's Scratch:** Nicole Parisi 644, Caren Fried 628, Brooke Kern 600, Sheila Cockfield 592, Patty Riley 592, Teri Roche 588, Mary Hall 586, Ann Nason 584, Rosie Mendez 555, Margaret Estevez 553, Joyce Rumbaugh 551, Megan Robbins 538, Tammy Ruiz 538, Sol Garcia 535, Graciela Dube 533, Sherry Cockfield 532, Joanne Rosen 531, Julie Hall 529, Pat Wilson 525, Vicki Cogburn 524, Shelly Goldstein 513, Karen Salvat 510, Patty Neviers 509, Sue Jacobs 507, Lisa Soto 505, Jillda Hahn 505, Judy Leitz 503, Melanie Matrasica 503.

● **Women's Averages:** Melissa Coile 207, Brooke Kern 201, Sheila Cockfield 198, Mary Hall 197, Lisa Fuentes 196, Sherry

Cockfield 194, Maralee Oriehuela 194, Sharon Colon 191, Robin Baker 190, Caren Fried 190, Janet Diaz 185, Nicole Parisi 185, Ann Nason 179, Julie Hall 178, Patty Riley 176, Sabrina Howard 175, Margaret Estevez 174, Lynn Smith 172, Mary Johnson 171, Danielle Hall 169, Robin Smith 169, Peggy Guest 167, Mary Cruz 158, Caroline Cravens 154.

HOMESTEAD

The following are results from **Homestead Bowling Center**.
● **Men's Scratch:** Kevin Morrissey 790, Cliff Watson 752, Mike Greene 734, Mike Hamilton 730, Dave Taylor 724/675, Harold Harper 717/714, Keith Nation 695, David Smith 687,

Bruce Hoffman 687, Robert Lott 686, Kyle Nolan 684, Paul Bolter 683, Mike Parks 682, John Mitchell 681, Mike Skinner 680, Ronnie Westcott 668, Greg Pendleton 664, Don Carr 654, John Fitell 649, Bill Coughlin 646, Cleveland Tarver 644.

● **Men's Scratch:** Nikki Mundon 698, Jennifer Penny 625, Teri Sadler 607.
● **Men's Handicap:** Charlie Curli 699, Vince Roura 670, Patrick Gant 683, Brett Gill 679, Hudson Ford 672, Freddie Garcia 667, Jim Dixon 661, Bobby Brooks 661, Bill Sittler 660, Robert Meredith 660, Barry Knapp 659, Danny Sliogieris 657, Kevin Williams 652, Joe Colon 651.

● **Women's Handicap:** Pat Prewett 690, Glenda Pritchett 668, Linda Lewis 668, Annie Williams 667, Kendall Delacruz 661, Jean Canicatti 654, Rebecca Murphy 645, Kathy Thompson 639, Maureen Parker 636, Susie Fernandez 635, Debbie Cleyman 635, Bonnie Goran 632, Brenda Ladrie 627, Pat Wilson 627, Blanche Griffith 623.

● **Women's Averages:** Jennifer Penny 200, Stacey Harper 199, Francie Boellard 196, Lisa Fuentes 196, Nikki Mundon 187, Sharon Colon 184, Ivory Williams 184, Pat Wilson 180, Sherry Cockfield 180, Christine Clark 178.

ZONING HEARING

MIAMI-DADE COUNTY
BOARD OF COUNTY COMMISSIONERS
THURSDAY, JANUARY 26, 2006 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. 6425 CORP. (04-431)
Location: 6425 SW 24 Street (Coral Way), Miami-Dade County, Florida (0.257 Acres)

The applicant is appealing the decision of Community Zoning Appeal Board #10, which denied the following:

The applicant is requesting a zone change from single-family residential district to semi-professional office district, to permit an office building setback to be less than required from property lines, to waive zoning regulations on fence height, dedication width, and dissimilar land use buffer on the interior west side of the property.

Multiple members of individual community councils may be present. All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2040, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call the Planning and Zoning Department's ADA Coordinator, at (305) 375-2036 at least five days in advance of the meeting.

* A person who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at the meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

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of the SW $\frac{1}{4}$, of the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 55 South, Range 40 East; lying south and west of Canal C-100; less the west 35' thereof.

LOCATION: The north side of S.W. 152 Street & lying east and west of theoretical S.W. 97 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-1 (04-431)

APPLICANT: 6425 CORP.

6425 CORP. is appealing the decision of Community Zoning Appeals Board #10, which denied without prejudice the following:

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, less the south 10' for road and the east 30' of Lot 15, less the south 10' for road, TAMIAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

HEARING NO. 06-1-CC-1 (05-160)

APPLICANT: HELEN BOREK

AU to RU-1M(a)

SUBJECT PROPERTY: The south 550' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, LESS the west 35' for road right-of-way, and LESS the following described lands:

Beginning at the Northwest corner of the south 550' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 19, Township 56 South, Range 40 East; thence run S0°36'32"E a distance of 20' to a point on the west line of said NW $\frac{1}{4}$; thence run N89°28'16"E a distance of 231.35'; thence run N86°50'49"E a distance of 436.7' to a point on the north line of the south 550' of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ (east line SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$); thence run S89°28'16"W along said north line a distance of 667.61' to the Point of beginning, lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East. AND: The south 580' of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East. AND: The west 103' of Tract 6 of SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS, Plat book 48, Page 28.

LOCATION: The Northeast corner of S.W. 117 Avenue & S.W. 240 Street, Miami-Dade County, Florida.

HEARING NO. 06-1-CC-2 (05-294)

APPLICANT: SHORES LAND DEVELOPMENT, INC.

Applicant is requesting to waive the zoning regulations requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication for S.W. 122 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of this requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

A boundary survey is on file and may be examined in the Zoning Department entitled "S. W. 248 St. & S.W. 122 Ave.," as prepared by Ford, Armenteros & Manucy, dated 5/3/05.

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, less the north 35' for right-of-way. AND: PARCEL "A": The east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, A/K/A: The east 10± Acres, of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East. LESS PARCEL "C", described as follows: All that part of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, lying SW/ly of the following described line to wit: From the center of said Section 25, bear to the N0°36'07"W, along the east line of the NW $\frac{1}{4}$ of said Section 25, a distance of 1,346.07' to the Southeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence S88°15'0"W, along the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, a distance of 185.99' to the Point of beginning of said Parcel "C"; thence run N45°37'47"W, a distance of 128.79' to the Point of curvature of a circular curve to the right, having a central angle of 45°0'0" and a radius of 210'; thence run NW/ly, along the arc of said curve, a distance of 164.93' to the intersection thereof with the west line of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, and the end of the specifically described line. AND: PARCEL "B": A parcel of land in the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, being more particularly described as follows: From the center of said Section 25, bear N0°36'7"W along the east line of the NW $\frac{1}{4}$ of said Section 25, a distance of 1,036.36' to the Point of beginning of the parcel to be described (Parcel "B"); thence continued N0°36'7"W along said east line, a distance of 309.71' to the Northeast corner of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25; thence run S88°15'0"W along the north line of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 25, a distance of 185.99'; thence S45°37'47"E, a distance of 142.66' to the Point of curvature of a circular curve to the right, having a central angle of 45°1'40" and a radius of 290'; thence run SE/ly along the arc of said curve, a distance of 227.91' to a Point of tangency and the Point of beginning.

LOCATION: Lying south of S.W. 248 Street & east of Canal C-100-N, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at **Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130**, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Public Notices & Hearings

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 10 will hold a Public Hearing on the following items on **Tuesday, the 11th day of October, 2005 at 6:30 p.m. in the WEST MIAMI MIDDLE SCHOOL, 7525 SW 24 Street, Miami, Florida.** Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformation of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board **RESERVES THE RIGHT** to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING**, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed **IN WRITING** at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 05-10-CZ10-1 (04-431)

APPLICANT: 6425 CORP.

- (1) RU-1 to RU-5A
- (2) Applicant is requesting to permit an office building setback 10' (15' required) from the interior side (west) property line.
- (3) Applicant is requesting to waive the zoning regulations requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way; to permit a 6' high wall and ornamental fence along the side street (east) property line up to the edge of a driveway.
- (4) Applicant is requesting to waive the zoning regulations requiring Coral Way to be 100' in width; to permit a 35' dedication (50' required) for the north half of S.W. 24th Street.
- (5) Applicant is requesting to waive the dissimilar land use buffer along a portion of the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(20) (Alternative Site Development Option for Semi-Professional Office Zoning District) and approval of requests #2 through #5 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Site Plan for Mr. Danny Masso," as prepared by Nestor J. Cifuentes, and consisting of 4 sheets: Sheet "A-2" dated stamped received 5/2/05 and the balance of the sheets dated stamped received 3/14/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14, less the south 10' for road and the east 30' of Lot 15, less the south 10' for road, TAMAMI ACRES PLAN 2, Plat book 5, Page 74.

LOCATION: 6425 S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-2 (05-30)

APPLICANT: JUAN JESUS DURAN

- (1) Applicant is requesting to permit an addition to a townhouse residence setback 9.1' from the rear (north) property line (20' required).
- (2) Applicant is requesting to permit the townhouse residence with a patio area of 370.2 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "As Built Family Room and Utility Room Addition to Unit Model C Mr. Juan J. & Mercedes Duran," as prepared by Carlos Muller and dated received 2/8/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 2, Block 26, THE VILLAS OF MADEIRA, SECTION THREE, Plat book 108, Page 59.

LOCATION: 9461 S.W. 6 Lane, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-3 (05-32)

APPLICANT: RAMON MADRUGA

AU to RU-1M(a)

SUBJECT PROPERTY: The south ½ of Tract 6, J. G. HEAD FARMS SUBDIVISION, Plat book 46, Page 44.

LOCATION: The Northeast corner of S.W. 147 Avenue & theoretical S.W. 16 Street, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-4 (05-39)

APPLICANT: GEORGINA MARIA GRANADOS

- (1) Applicant is requesting to permit a Florida room addition to a single-family residence setback 5.04' (25' required) from the rear (north) property line.
- (2) Applicant is requesting to permit a covered terrace-addition setback varying from 2.34' to 4.01' (7.5' required) from the interior side (west) property line.
- (3) Applicant is requesting to permit a shed setback 2' (5' required) from the rear (north) and setback 2.1' (5' required) from the interior side (west) property lines.
- (4) Applicant is requesting to permit a roofed structure setback 2' (5' required) from the rear (north) property line.
- (5) Applicant is requesting to permit a spacing of 3' (10' required) between the shed and roofed structure and spacing of 7' (10' required) between the shed, roofed structure and roofed screen enclosure.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be

considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Legalization Terrazas, Florida Bedroom-Bathroom-TV Area-w/clos. Georgina M. Garcia," as prepared by Carlos Mourin, Architect, dated 09/04 and consisting of 7 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 12, MILLER HEIGHTS, Plat book 65, Page 5.

LOCATION: 9205 S.W. 48 Street, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-5 (05-62)

APPLICANTS: JUAN & LEONOR LABRADOR

- (1) Applicants are requesting to permit an addition to a townhouse residence setback 5.75' (10' required) from the rear (south) property line.
- (2) Applicants are requesting to permit the townhouse residence with a patio area of 134 sq. ft. (500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of these request may be considered under §33-311 (A) (4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department, Entitled "Proposed Terrace"; as prepared by Jose R. Figueroa; consisting of 5 sheets dated 11/16/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1 Block 2, ENDAS ESTATES, Plat book 160, Page 42.

LOCATION: 10002 S.W. 24 Terrace, Miami-Dade County Florida.

HEARING NO. 05-10-CZ10-6 (05-67)

APPLICANT: CAP INVESTMENTS L. L. C.

RU-5A to OPD

SUBJECT PROPERTY: Lots 1 - 14, Block 16, SECOND ADDITION TO SOUTHERN ESTATES, Plat book 73, Page 15.

LOCATION: The Northwest corner of S.W. 119 Court & S.W. 42 Street, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-7 (05-71)

APPLICANT: MARIA JULIA NAPOLES

- (1) Applicant is requesting to permit an addition to a duplex residence with a lot coverage of 35.4% (30% permitted).
- (2) Applicant is requesting to permit the duplex residence setback 7.45' (7.5' required) from the interior side (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Project for: Maria Napoles," as prepared by Oscar E. Matutes, R. A., dated 1/10/05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south 35' of Lot 4 and the north 40' of Lot 5, Block 14, FLAGAMI THIRD ADDITION, Plat book 17, Page 59.

LOCATION: 235-37 S.W. 80 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-8 (05-73)

APPLICANTS: JOSE & CARY GONZALEZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback 5'2" from the rear (west) property line (25' required).
- (2) Applicant is requesting to permit the addition to the single-family residence setback 5' from the side street (north) property line (15' required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jose & Cary Gonzalez," as prepared by CAD Studio Architecture, Inc., and dated 2/22/05 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6, Block 26, CORAL WAY HOMESITES, Plat book 46, Page 21.

LOCATION: 3200 S.W. 80 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-9 (05-105)

APPLICANTS: PEDRO NEGRON & PEDRO NEGRON, JR.

- (1) Applicants are requesting to permit a duplex residence with a lot frontage of 60' (75' required) for a proposed duplex
- (2) Applicants are requesting to permit the duplex residence setback 4.4' from the interior side (north) property line. (6' required)
- (3) Applicants are requesting to permit the duplex residence with lot coverage of 30.8%. (30% allowed).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled, "Interior Remodeling-Duplex Conversion for: Pedro Negrón," as prepared by E.C. & Associates, Inc. dated stamped received 5/16/05 and consisting of three sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4 and the north ½ of Lot 5, Block 5 of CORAL WAY PARK SECTION B, Plat book 11, Page 41.

LOCATION: 2020 S.W. 61 Avenue, Miami-Dade County, Florida

HEARING NO. 05-10-CZ10-10 (05-107)

APPLICANT: NATIONWIDE THEATERS WEST FLAGLER L. L. C.

- (1) MODIFICATION of Condition #1 of Resolution Z-150-80, passed and adopted by the Board of County commissioners, last modified by Resolution 5-ZAB-487-95, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "1. That in the approval of the plan the same be substantially in accordance with the plan submitted for the hearing entitled 'Proposed Office Building Phase II & III,' as prepared by Roux Architect, consisting of Sheets 1, 3, 6, 8-15, dated revised 9/8/95 and Sheets 4, 5 & 7 dated revised 9/28/95 & 7 dated revised 9/28/95. Also on file is a plan entitled 'Sketch of Survey,' as prepared by Biscayne Engineering Co., dated revised 4-1-81."

TO: "1. That in the approval of the plan the same be substantially in accordance with that submitted for the hearing entitled 'Property Located at: S.W.C. of W. Flagler St. and S.W. 87 Ave.,' as prepared by Kimley-Horn and Assoc., Inc., consisting of 6

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pages and plans entitled 'The Shops at the Waterways,' as prepared by Saltz Michelson, Architects, consisting of 7 sheets for a total of 13 sheets, all dated stamped received 7/12/05."

(2) DELETION of an Agreement recorded in Official Records Book 10816, Pages 272 - 275.

The purpose of the requests is to release the applicant from the requirement to build in accordance with a previously approved plan, to release the requirement that the property be used as a bank and to release the requirement that the project be limited to office uses which are similar to those permitted in the RU-5A and permitted in the BU-1A zones and to submit a new site plan showing 2 additional retail buildings on the site. Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A" of 8700 FLAGLER SUBDIVISION, Plat book 151, Page 74.

LOCATION: The Southwest corner of West Flagler Street & S.W. 87 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-11 (05-112)

APPLICANT: MANUEL MARTORELL

GU to RU-5A

SUBJECT PROPERTY: The north ½ of the north ½ of the NE ¼ of the NE ¼, less the north 50' and the west 25' and the east 1,040', all in Section 16, Township 54 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 26 Street (Coral Way) and S.W. 149 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-12 (05-113)

APPLICANT: CASTE CORP.

(1) RU-3 to RU-5A

(2) DELETION of Declaration of Restrictions recorded in Official Records Book 21486, Pages 1999 through 2004.

The purpose of request #2 is to release the applicant from the day care center and delete the agreement limiting the site to a day care plan and limiting the residential uses that can be built on the site.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building," as prepared by Moreno Campos, Architects, consisting of 7 pages: Page A-1.0 and L-1.1 dated stamped received 8/15/05 and Pages A-2.0 through L-1.0 dated 5/23/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 200' of the east 1,040' of the north ½ of the north ½ of the NE ¼ of the NE ¼, less the north 50', all in Section 16, Township 54 South, Range 39 East.

LOCATION: The south side of S.W. 26th Street (Coral Way) approximately 240' east of S.W. 149 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-13 (05-115)

APPLICANT: YOLANDA M. RUBIDO

(1) Applicant is requesting to permit a covered terrace addition to a single-family residence setback 3' (7.5' required) from the interior side (Southeast) property line.

(2) Applicant is requesting to permit the residence setback a minimum of 7.43' (7.5' required) from the interior side (Northwest) property line.

(3) Applicant is requesting to permit a lot coverage of 42% (35% permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Covered Terrace Addition for Mrs. Yolanda Rubido," as prepared by J. Antonio Rodriguez, Architect, and dated 4/30/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 1, INTERNATIONAL GARDENS, SECTION ONE, Plat book 102, Page 47.

LOCATION: 2501 S.W. 124 Avenue, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-14 (05-125)

APPLICANT: MARITZA A. NUNEZ

Applicant is requesting to permit a swimming pool to setback 5' (7.5' required) from the rear (north) property line, 15' (20' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Grand Lakes Phase III," as prepared by Arkitere, Inc., and dated stamped received 5-4-05 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 8, Block 42, GRAND LAKES, PHASE III, Plat book 161, Page 34.

LOCATION: 15191 S.W. 15 Way, Miami-Dade County, Florida.

HEARING NO. 05-10-CZ10-15 (05-133)

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

(1) UNUSUAL USE to permit an annual carnival with amusement rides.

(2) Applicant is requesting to permit parking on natural terrain (hard surface or paving required).

(3) DELETION of Condition #6 of Resolution 4-ZAB-376-87, passed and adopted by the Zoning Appeals Board on the 23rd day of September, 1987, reading as follows:

"#6. That no temporary use of any type shall be permitted on the premises."

(4) MODIFICATION of Condition #2 of Resolution 4ZAB-376-87, passed and adopted by the Zoning Appeals Board and last modified by Resolution CZAB10-99-01, passed and adopted by the Community Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Mother of Christ Church,' as prepared by Brown & Brown, dated 3/8/01 and consisting of 8 sheets. . except as modified to delete the proposed carnival."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Mother of Christ Church and Learning Center,' as prepared by Brown & Brown, consisting of 1 sheet dated stamped received 6/9/05 and sign plans as prepared by Architectural Services & Engineering, Inc., consisting of 2 sheets dated stamped received 7/25/05."

The purpose of these requests is to allow the applicant to submit plans showing a carnival with amusement rides and to delete the condition prohibiting temporary uses.

(5) USE VARIANCE to permit an 8 sq. ft. automatic changing sign within a 24 sq. ft. sign in the RU-1 zoning district as would be allowed in the BU-1A zoning district.

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #3 & #4 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A", MOTHER OF CHRIST PLAT, Plat book 161, Page 33. A/K/A: Tracts 65 & 66 of J.G. HEAD'S FARMS, in Section 10, Township 54 South, Range 39 East, Plat book 46, Page 44, less the south 15', less the west 35' and less the north 25' thereof for right-of-way.

LOCATION: 14141 S.W. 26 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 20 day of September 2005.
9/20

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